

PLANNING COMMISSION MINUTES

The Winchester Planning Commission held its regular meeting on Tuesday, March 15, 2016, at 3:00 p.m. in Council Chambers, 15 N. Cameron Street, Winchester, Virginia.

CALL TO ORDER:

PRESENT: Chairman Slaughter, Vice Chairman Loring, Commissioner Wolfe, Commissioner Fieo, Commissioner Tagnesi, Commissioner Eaton, Commissioner Smith

ABSENT: None

EX OFFICIO: City Manager Freeman

FREDERICK CO. LIAISON: Commissioner Kenney

STAFF: Tim Youmans, Aaron Grisdale, Josh Crump, Carolyn Barrett

VISITORS: Dave Grim

APPROVAL OF MINUTES:

Chairman Slaughter called for corrections or additions to the minutes of February 16, 2016. Hearing none, he called for a motion. Commissioner Wolfe moved to approve the minutes as submitted. Commissioner Tagnesi seconded the motion. Voice vote was taken and the motion passed 6-0.

Commissioner Fieo arrived at 3:06pm.

CORRESPONDENCE:

Mr. Youmans noted an alternate text amendment for **TA-16-065**. Also, there is correspondence pertaining to an e-mail received the morning of the meeting.

CITIZEN COMMENTS:

None.

REPORT OF THE FREDERICK COUNTY PLANNING COMMISSION LIAISON:

One meeting was held on March 2, 2016. The item discussed was rezoning for 84 Lumber on Martinsburg Pike. It is being converted into a truss manufacturing plant. April 20, 2016 was set as the date for the commission retreat.

PUBLIC HEARINGS:

NEW BUSINESS:

TA-16-65 An ordinance amending Section 13-1-5 PUD of the Winchester Zoning Ordinance pertaining to bonus incentives to increase allowable residential density for Planned Unit Developments (PUD). The amendment will change the allowable density in a PUD district from 18 residential units per gross acre to 14 units per gross acre absent any density bonuses. The amendment incorporates incentive density bonuses for residential density which will allow developments to have a maximum density of up to 28 units per gross acre.

Mr. Grisdale reviewed the staff report and comments for the text amendment. It is not intended for any property in the city but for focus areas identified within the Comprehensive Plan. It is similar to a privately sponsored amendment from 2015. He explained the bonuses and the factors required to gain those bonuses.

Commissioner Eaton asked if the included drawing addressed the definition of proximity. Mr. Grisdale said it did. Vice Chairman Loring asked what the reason was for initiating a publicly sponsored amendment. Mr. Grisdale said there were numerous concerns about the strength of the bonus factors with the privately sponsored amendment.

Commissioner Tagnesi asked if a developer decided to not use some of the items, did they have to return to council and have that changed. Mr. Grisdale said if they decided to not adhere to their agreed upon plan, they would have to bring any modification back before council. There are checks in place to ensure compliance. Commissioner Slaughter asked if anything was open for negotiation during development. Mr. Grisdale said it was on a project by project basis.

Commissioner Eaton asked if there were any other bonuses that would help alleviate congested traffic patterns around the city. Mr. Grisdale said the goal of the ordinance was to help move development towards the goals in the Comprehensive Plan. Commissioner Fieo asked what the distance was between the potential development that came before the Commission and Shenandoah University. Mr. Youmans said less than a quarter of a mile but was not sure that was accurate and there was no active proposal for that site at this point.

Vice Chairman Loring asked if there were any potential projects waiting on the amendment to be approved. Chairman Slaughter said the discussion was more about whether it was good for the city or not. Commissioner Fieo said even though it sounds advantageous, he was not convinced it was good for the city. Mr. Grisdale said any future application of the amendment would be a discretionary review and if the Commission and Council believed a specific application was not consistent with the ordinance or Comprehensive Plan, it would not need to be approved.

COMMISSIONER SLAUGHTER OPENED THE PUBLIC HEARING

No one spoke during the public hearing.

COMMISSIONER SLAUGHTER CLOSED THE PUBLIC HEARING

There was discussion about an e-mail that was received concerning the text amendment. Commissioner Smith said the staff had done a good job putting together the framework for looking at upcoming projects. Chairman Slaughter gave some history of the reason for the text amendment. He also said the goal is to provide a multi-faceted approach for a project that comes in that may qualify for one or two or all of the factors. Each project is unique and may have certain advantages to it. Commissioner Loring noted that there is a cap on bonuses.

*Commissioner Smith made a motion that the Commission forward **TA-16-065 Draft 1 Alternative Language** to City Council recommending approval because the amendment as proposed provides for good planning practice and adheres to the housing objectives of the Comprehensive Plan, specifically Objective 2: "Provide opportunities for new mixed-income and mixed dwelling-type residential use in*

higher density setting that incorporate the quality design principles of New Urbanism.” Commissioner Eaton seconded the motion. Voice vote was taken and the motion passed 7-0.

OLD BUSINESS:

None.

OTHER BUSINESS:

Admin approvals – Site plans

SP-15-751 634-645 E Cork St - Minor Revision. Commissioner Fieo moved to approve. Vice Chairman Loring seconded. Voice vote was taken and the motion passed 7-0.

SP-16-102 112 N. Loudoun St. – Minor Revision- Bells Clothing Apts. Commissioner Tagnesi moved to approved. Commissioner Fieo seconded. Voice vote was taken and the motion passed 7-0.

ADJOURN

With no further business before the Commission, the meeting adjourned at 3:47pm.